162.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	660,500	/	660,500
USE VALUE:	660,500	/	660,500
ASSESSED:	660,500	/	660,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINN ANNE PLUMMER/ TRUSTEE
Owner 2:	ANNE PLUMMER LINN FAMILY TRUST
Owner 3:	
Street 1:	7 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LINN P ANNE -
Owner 2:	-
Street 1:	7 LINDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,063 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6063.000	238,500	700	421,300	660,500
Total Card	0.139	238,500	700	421,300	660,500
Total Parcel	0.139	238,500	700	421,300	660,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.54 | /Parcel: 488.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 108163

GIS Ref

GIS Ref

Insp Date 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0019.A

!12662!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,800	700	6,063.	421,300	660,800	660,800	Year End Roll	12/18/2019
2019	101	FV	213,500	700	6,063.	421,300	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	217,200	0	6,063.	373,200	590,400	590,400	Year End Roll	12/20/2017
2017	101	FV	217,200	0	6,063.	313,000	530,200	530,200	Year End Roll	1/3/2017
2016	101	FV	217,200	0	6,063.	313,000	530,200	530,200	Year End	1/4/2016
2015	101	FV	193,300	0	6,063.	270,900	464,200	464,200	Year End Roll	12/11/2014
2014	101	FV	193,300	0	6,063.	261,800	455,100	455,100	Year End Roll	12/16/2013
2013	101	FV	193,300	0	6,063.	249,200	442,500	442,500		12/13/2012

PRINT

Date	Time
12/11/20	02:43:56

LAST REV

Date	Time
03/27/19	11:46:04
danam	
12662	

USER DEFINED

Prior Id # 1:	108163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINN P ANNE,	71712-580	1	10/5/2018	Convenience		No	No		
LINN PLUMMER AN	59280-87		6/12/2012	Convenience	1	No	No		
SICKLES STEPHEN	49360-5		4/27/2007		445,300	No	No		
WEDDLETON ANNE	47413-461		5/8/2006	Change>Sale	375,000	No	No		
WEDDLETON ANNE	46856-493		1/23/2006	Family	1	No	No		
WEDDLETON ANNE	31315-401		4/10/2000	Convenience	1	No	No		
	20216-253		11/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2018	1701	Re-Roof	20,270	C				
6/8/2007	422	Att. Gar	90,000	C		G9	GR FY09	W/ FLA ABOVE
6/15/2006	466	Add Bath	13,000					re-do kitchen
6/7/1994	256	Manual	4,800					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	HS	Hanne S
12/29/2008	Meas/Inspect	336	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
2/5/2000	Inspected	197	PATRIOT
12/1/1999	Measured	263	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6063		Sq. Ft.	Site		0	70.	0.99	8									421,325						421,300	

Total AC/HA:	0.13919	Total SF/SM:	6063	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	421,325	Spl Credit		Total:	421,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.97854656
Adj $ / SQ:	118.893
Other Features:	93225
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293033
Depreciation:	54504
Depreciated Total:	238529

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

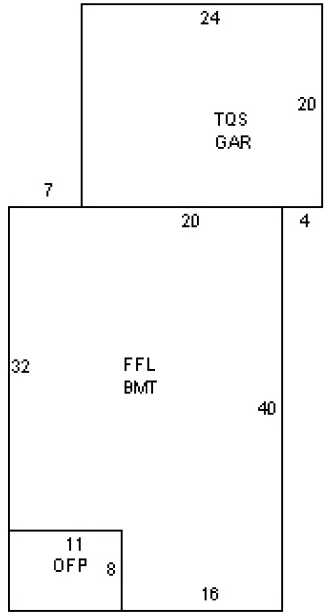
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.89
Special Features:	0	Val/Su Net:	89.53
Final Total:	238500	Val/Su SzAd	176.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	118.890	117,942
BMT	Basement	744	35.670	26,537
GAR	Garage	480	19.770	9,492
TQS	3/4 Story	360	118.890	42,802
OFP	Open Porch	88	34.490	3,035
	Net Sketched Area:	2,664	Total:	199,808
Size Ad	1352	Gross Are	3032	FinArea 1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13x13	A	AV	2007	4.47	T	9.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc